

Mr Luke Johnson  
General Manager  
Wollondilly Shire Council  
PO Box 21  
Picton NSW 2571

Contact: Coby Tomlins  
Phone: (02) 9860 1125  
Email: coby.tomlins@planning.nsw.gov.au

Our ref: 15/13008  
Your ref: TRIM 7549 DS:KC

Attention: Ms Kitty Carter

Dear Mr Johnson

### **Alteration of Gateway Determination – Land at Stargard Crescent, Picton**

I refer to Council's correspondence of 24 July 2015, seeking a revision to planning proposal no. PP\_2013\_WOLLY\_012\_00, for the rezoning of land at Lots 24, 25, 26, 27 and 28 DP 1173845, (Numbers 1, 3, 23, 25 and 27) in Stargard Crescent, to R5 Large Lot Residential Zone and the introduction of a minimum lot size of 4000m<sup>2</sup> to amend a zoning anomaly.

I note that the Gateway timeframe expired on 17 July, 2015. As such, I am extending the Gateway timeframe to complete the planning proposal.

I have determined, as delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 10 December 2013 (and as since altered), for planning proposal no. PP\_2013\_WOLLY\_012\_00. The alteration of Gateway determination is **enclosed**.

I also agree that the planning proposal/s inconsistency with Section 117 Direction 6.2 - Reserving Land for Public Purposes, is justified on the basis that the inconsistency is of minor significance. No further approval is required in relation to this Direction.

If you have any questions in relation to this matter, please contact Ms Coby Tomlins of the Metropolitan Region (Parramatta) office on (02) 9860 1175.

Yours sincerely



14/9/2015

Rachel Cumming  
**Director**  
**Metropolitan Region (Parramatta)**

*As delegate of the Minister for Planning*

Encl: Alteration of Gateway Determination  
Written Authorisation to Exercise Delegation

## Alteration of Gateway Determination

**Planning proposal (Department Ref: PP\_2013\_WOLLY\_012\_00)**

I, Rachel Cumming, Director, Metropolitan Region (Parramatta), Planning Services, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined, under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act"), to alter the Gateway determination dated 14 April 2013, as since altered, for the proposed amendment to the Wollondilly Local Environmental Plan 2011 as follows:

1. Change the description of the planning proposal

**from** "...an amendment to the Wollondilly Local Environmental Plan (LEP) 2011 to rezone land at Stargard Crescent, Picton (Lot 24 – 29 DP1173845), from Zone from Zone RE2 Private Recreation to Zone R5 Large Lot Residential, amend the minimum lot size to 3,000sqm for land proposed to be zoned R5 Large Lot Residential...".

**to** "...an amendment to the Wollondilly Local Environmental Plan (LEP) 2011 to rezone land at Stargard Crescent, Picton (Lot 24 – 28 DP1173845), from Zone from Zone RE2 Private Recreation to Zone R5 Large Lot Residential, amend the minimum lot size to 4,000sqm for land proposed to be zoned R5 Large Lot Residential, rezone Lot 28 DP1173845 from RE1 Public Recreation to R5 Large Lot Residential...".

2. Delete:

Condition "7"

And replace with:

a new condition 7 "The timeframe for completing the LEP is by **22 months**".

Dated 14<sup>th</sup> day of September 2015.



14/9/2015

Rachel Cumming  
Director, Metropolitan Region  
Planning Services  
Department of Planning and Environment

*Delegate of the Minister for Planning*